

S U M M A R Y

FILE NO.	2217	Thomas Guide Map No.	627
		Date Received:	11/14/05
		Date Distributed:	11/14/05
ENTITY	City of Bellevue	Date Filed:	
ACTION	Petition for Land Annexation	Expiration 45 Days:	12/29/05
TITLE	Tax Lots Triangle Annexation	Board Meeting:	12/08/05

Location	The Tax Lots Triangle Annexation Area is located on the south side of the City of Bellevue. The Annexation includes: <ul style="list-style-type: none">▪ A small triangular area which forms the northeastern portion of the entire Tax Lots Triangle Annexation site; this area is generally bounded on the north by SE 71st Street (if extended); <i>and</i>▪ A linear area adjacent to the triangular site, which forms the eastern, western, and southern site boundaries, and which generally follows 166th Avenue SE.
Land Area	Approximately 1.34 acres
Land Use	Vacant land; public right-of-way
Population	Not applicable
Assessed Valuation	Estimated at \$27,000.
County Comprehensive Plan Designation	Residential Use Low
County Zoning	Residential – Single Family (1 dwelling unit per acre)
City Comprehensive Plan	<u>Pre-Annexation Land Designation:</u> Residential Single Family Low (SF-L)
City Zoning	<u>Pre-Annexation Zoning Designation:</u> Residential Single Family (R-1: 1 unit/acre) <i><u>Note:</u> The City of Bellevue has designated the Tax Lots Triangle for residential uses. However, the City has established the site for development with public uses to serve an adjacent residential community. The planned public uses – e.g., park, stormwater retention/detention facilities, roadway, and related infrastructure – are permitted under a Development Agreement created pursuant to RCW 36.70B.</i>
District Comprehensive Plan	City of Bellevue Comprehensive Utilities Plan
District Franchise	No franchise is required for the City to provide services to the Tax Lots Triangle Annexation Area.
Urban Growth Area (UGA)	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Bellevue Comprehensive Plan

SEPA Declaration

The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Reagan Dunn

King County: Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

Cities: Not Applicable

Fire Districts: Bellevue Fire District; Eastside Fire and Rescue (No. 10)

Water Districts: City of Bellevue Water Utilities

Sewer Districts: City of Bellevue Sewer Utilities

School District: Issaquah School District No. 411

Other Agencies: King County Parks System

SUMMARY (File No. 2217)

The City of Bellevue proposes the annexation of 1.34 acres, known as the Tax Lots Triangle Annexation Area. This annexation was proposed by a Notice of Intention submitted under the Alternative Direct Petition to Annex, pursuant to RCW 35A.14. The Bellevue City Council accepted the Notice of Intent to Petition for annexation in June of 2005. The Petition was finalized and then certified by the Office of the King County Assessor in October, 2005. Based upon this certification, the City of Bellevue has filed this Notice of Intention with the Boundary Review Board.

The Tax Lots Triangle Annexation Area is located on the south side of the City of Bellevue adjacent to the Cougar Mountain Regional Wildland Park. The Annexation Area includes:

- A small triangular area which forms the northeastern portion of the entire Tax Lots Triangle Annexation site; this area is generally bounded on the north by SE 71st Street (if extended); *and*
- A linear area (adjacent to the triangular site) which forms the eastern, western, and southern site boundaries and which comprises 166th Avenue SE.

The Tax Lots Triangle Annexation Area is located within the Urban Growth Boundary designated by King County.

The proposed Tax Lots Triangle Annexation is reportedly consistent with City of Bellevue Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City and provision of services to incorporated areas. More specifically, the Tax Lots Triangle Annexation Area is included in the City of Bellevue Comprehensive Plan "Annexation Element" and is located within the Bellevue Potential Annexation Area. The Annexation Area is, further, included in the City of Bellevue's "Newcastle Subarea Plan."

Upon annexation, the City of Bellevue will designate the Tax Lots Triangle for residential uses. However, the City has established the site for development with public uses to serve an adjacent residential community. The planned public uses – e.g., park, stormwater retention/detention facilities, roadway, and related infrastructure – are permitted under a Development Agreement created pursuant to RCW 36.70B.

More specifically, upon annexation, the City of Bellevue is prepared to provide development review under Bellevue Zoning Regulations that establish standards to guide public uses on the Tax Lots Triangle properties. Similarly, the City is prepared to provide environmental review to the Tax Lots Triangle properties based upon local, regional and state regulations for protection of environmentally sensitive areas (e.g., Critical Areas Ordinances; Drainage/Surface Water Standards.)

The City of Bellevue is also prepared to provide public facilities and services to the Tax Lots Triangle Area. More specifically, the City will provide sewer services and water services. The City will provide fire services through the Bellevue Fire Department. The Bellevue Police Department will replace the Office of the King County Sheriff as the service provider to the Tax Lots Triangle Area. The City and the County will continue to provide emergency medical services to the Tax Lots Triangle Area.

The City of Bellevue reports that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, annexation reportedly would be consistent with RCW 36.70A.020 (1), and RCW 36.70A.020 (12), which encourage local jurisdictions to govern, permit appropriate development, and support corollary public services/facilities in urban areas. Environmentally sensitive areas would also be preserved under the provisions of this annexation.

Further, the Tax Lots Triangle Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide

Planning Policies that are addressed by the proposed Maplewood Addition Annexation:

LU-31: The County should identify urban development areas within the Urban Growth Area

LU-32: The County should encourage cities to annex territory within their designated potential annexation area

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

The proposed Tax Lots Triangle Annexation is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This Area is linked to Bellevue by geographic characteristics (e.g., similar topography, contiguous physical boundaries, land use designations, open space patterns.)

The Tax Lots Triangle Annexation would also reportedly be consistent with Objective 3, which calls for creation of logical service areas, and Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. More specifically:

- The Tax Lots Triangle is located immediately adjacent to (and substantially surrounded by) the City of Bellevue; and
- The Tax Lots Triangle is established for annexation to Bellevue under the City Comprehensive Plan;
- The City of Bellevue has planned for and can provide urban services to the Tax Lots Triangle Area either directly or via agreements between the City and service providers.
- Tax Lots Triangle property owners have petitioned for annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit.

The Tax Lots Triangle Annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities.

The City of Bellevue has estimated costs and revenues related to the proposed annexation area in order to identify General Fund revenues and costs associated with governance of/service to the Tax Lots Triangle Area. Development of the Tax Lots Triangle Area will both generate revenues for the City and result in capital and operations costs to the City. However, revenues are anticipated to offset costs (at full development) so that City officials state that the addition of Tax Lots Triangle is not expected to have an impact on cost and adequacy of services, finances, debt structure or rights of other governmental units. Future capital needs and costs will be established and funded through the Bellevue Capital Investment Program and other funding systems as appropriate to the service (e.g., water, sewer service.)

The City of Bellevue supports the Tax Lots Triangle Annexation.

At this time, the City of Bellevue is seeking a waiver from review of the proposed annexation by the Boundary Review Board (pursuant to RCW 36.93.110/RCW 35.A.14.295). RCW 36.93.110/RCW 35.A.14.295 permit the Board to waive review if a proposed annexation is less than 10 acres in size and is valued at less than \$2 million. The Tax Lots Triangle property is 1.34 acres and valued at \$27,000. The Boundary Review Board will be asked to consider the City of Bellevue's request for a waiver at the Regular Meeting of December 08, 2005.